

Prepared By & Return to:
Realty Title
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662) 893-8077
(662) 893-8188 (fax)
File No. 08080036

2/08/08 8:15:31
BK 578 PG 115
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

John C. Darby, Jr.

- Grantor(s)

Debra S. Brown

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, John C. Darby, Jr. does hereby sell, convey and warrant unto Debra S. Brown, a single person, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

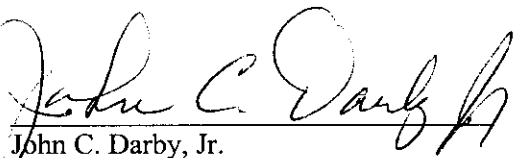
Lot 17, Robison Square Townhomes Subdivision, situated in Section 18, Township 3 South, Range 7 West, as shown on plat of record in Plat Book 27, Page 13 in the Chancery Clerk's Office of DeSoto County, Mississippi.

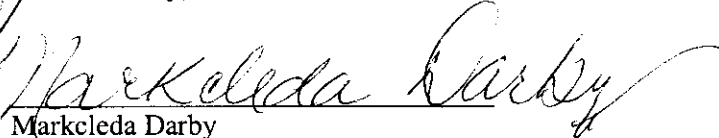
Title to the aforescribed real property is vested in John C. Darby, Jr. Marklelda Darby, wife of John C. Darby, Jr., for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey and, and confirm unto the Grantee, her heirs and assigns, all right, claims and interests of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead as provided by the laws of the State of Tennessee, but the said Marklelda Darby does not join in the covenants and warranties of this indenture.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

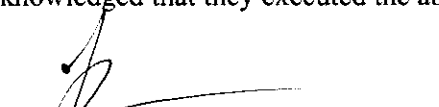
WITNESS our signature this 31st day of January, 2008.


John C. Darby, Jr.


Marklelda Darby

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of January, 2008, within my jurisdiction, the within named John C. Darby, Jr. and Marklelda Darby, who acknowledged that they executed the above and foregoing instrument.


(Notary Public)

My commission expires:

MY COMMISSION EXPIRES NOVEMBER 29, 2010

Grantors' Address:
248 Malone Road North
Hernando, MS 38632

H- 901-351-1134
W- 662-393-6174

Grantees' Address:
2147 Shady Grove Cove
Hernando, MS 38632

H- 901-828-3702
W- 800-303-7463

Leah